

<b>227 River St</b>		<b>Sold: \$330,000</b>
<b>Toronto Ontario M5A 3P9</b>		<b>List: \$499,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto		
<b>Taxes:</b> \$5,407.58/2025	<b>For:</b> Sale	<b>% Dif:</b> 66
<b>Sold Date:</b> 06/06/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 58
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 5
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 2
2-Storey	16.58 x 100.14 Feet	<b>Washrooms:</b> 1
	<b>Irreg:</b>	1x4
	as per Geowarehouse	
<b>Dir/Cross St:</b> Gerrard and River		

**MLS#:** C12071055 **PIN#:** 210850400

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick Front / Insulbrick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Part Bsmt	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Other / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** House gutted by fire. This property is being sold 'as is where is' for land value only. \*\*PLEASE READ SCHEDULE "B" found in the Attachments \*\*This Property is in a heritage district part of Cabbagetown. This is a PART V Property. If you want to know more go to Cabbagetown South District Plan June 2005 \*\*Entry into the Property Is Not Allowed\*\* Please consult engineering report in attachments. There is no survey \*\* To understand the property's best possible uses please consult a Lawyer. \*\* House is described as semi-detached in the engineering report but rowhouse on Geowarehouse.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD,416-462-1888



**35 Gifford St**  
**Toronto Ontario M5A 3H9**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,831.01/2024 **For:** Sale **% Dif:** 98  
**Sold Date:** 04/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 49  
 Semi-Detached **Fronting On:** E **Rms:** 6 + 1  
**Link:** **Acreage:** **Bedrooms:** 3 + 1  
 2-Storey 17.9 x 83.8 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x4xBsmt  
**Dir/Cross St:** Gifford and Gerrard

**MLS#:** C12010727 **PIN#:** 210820224

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Drive:</b> Mutual	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> <b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Prop Feat:</b> Fireplace/Stove	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.16	x 10.24	Fireplace	W/O To Sundeck	Hardwood Floor
2	Dining	Ground	13.85	x 10.17	Plate Rail	Hardwood Floor	Pot Lights
3	Kitchen	Ground	11.15	x 9.58	Renovated	Galley Kitchen	Hardwood Floor
4	Prim Bdrm	2nd	13.16	x 12.01	B/I Closet	Pot Lights	Hardwood Floor
5	2nd Br	2nd	12.01	x 9.71	3 Pc Bath	Hardwood Floor	
6	3rd Br	2nd	13.16	x 9.84	Hardwood Floor	Irregular Rm	Hardwood Floor
7	Family	Bsmt	21.26	x 11.22	4 Pc Ensuite	Pot Lights	

**Client Remks:** Renovate your way! This house was renovated in the late 80s but it could use a re-do. It needs a new kitchen and baths and some other cosmetics but it's a good solid, structurally sound, property. The last reno included lowering the basement - an expensive upgrade which doesn't need to be done again. Reverse floor plan with a front kitchen and a rear living room which walks out to deck and garden. 3 bedrooms up; possible +1 in the basement. Well located just south of Spruce Street and a 3 minute walk to Sprucecourt Public School. Close to transit; Riverdale Farm; the best dog park in Toronto and all the amenities which make living in Cabbagetown a dream!

**Extras:**  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-465-7527



**436 Sumach St**  
**Toronto Ontario M4X 1V7**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,236.30/2025 **For:** Sale **% Dif:** 117  
**Sold Date:** 06/10/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8  
 Semi-Detached **Fronting On:** W **Rms:** 5 + 1  
**Link:** **Acreage:** **Bedrooms:** 2  
 2-Storey 25.5 x 25 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x3xLower  
**Dir/Cross St:** Sumach St & Wellesley St E

**MLS#:** C12188087 **PIN#:** 210840149

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** < 700  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Wood  
**Drive:**  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fenced Yard, Hospital, Library, Park,  
 Public Transit, Rec Centre

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.17	x 8.43	B/I Bookcase	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	13.62	x 9.45	Hardwood Floor	Track Lights	W/O To Patio
3	Kitchen	Main	10.86	x 4.56	Hardwood Floor	Open Concept	Ceramic Sink
4	Prim Bdrm	2nd	10.89	x 17.95	Skylight	W/I Closet	Vaulted Ceiling
5	2nd Br	Lower	9.88	x 17.26	Pot Lights	3 Pc Bath	Broadloom
6	Utility	Lower	6.23	x 17.26	Combined W/Laundry		

**Client Remks:** Tucked ever so gently on one of Cabbagetown's most enchanting, tree-canopied streets lies a rare residence that tells a tale far richer than its square footage suggests. Built in 1854 as a humble worker's cottage, it now stands as a testament to timeless design and intentional living. The front garden, a true labour of love, bursts with blooms from early spring to late fall - charming and captivating from first glance. With a lot size of just 25.5 x 25 feet, this two-storey is a masterclass in elegant simplicity - low on upkeep, rich in character. Perfect for downsizers, condo-seekers, first-time buyers or anyone dreaming of a pied-a-terre in one of Toronto's most storied neighbourhoods. Inside, light dances through windows with East, South & West exposures. In the living room, oversized sash windows offer a picturesque vantage of the ever-changing front garden, while floor-to-ceiling double doors off the dining room lead to a private side patio. A glass transom above the entry casts soft, filtered light. Soaring ceilings and a custom built-in bookshelf feature wall anchor the main floor in elegance and imagination. Upstairs, vaulted ceilings add a poetic lift to the principal bedroom. A walk-in closet adds function, while the reimagined 3-pc bath w/ heated floors elevates comfort. Currently configured as an expansive one-bedroom, the layout can easily be returned to its original two-bedroom form. A second 3-pc bath completes the finished lower level - ideal for cozy evenings in. Just a 30-second stroll to beloved Riverdale Park, Wellesley Park and Riverdale Farm. Steps from cherished local spots like The House on Parliament, F'Amelia & The Epicure Shop, w/ daily essentials on Parliament. In Cabbagetown, tradition thrives, beauty endures and community is everything. With easy TTC access, bike routes and the DVP, getting around is effortless. For the romantic, the minimalist or the historian at heart- this is a rare chance to own a timeless piece of living history.

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



**318 Carlton St**  
**Toronto Ontario M5A 2L9**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,888.23/2024 **For:** Sale **% Dif:** 96  
**Sold Date:** 02/01/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 10  
**Sold:** \$1,100,000  
**List:** \$1,150,000

Semi-Detached **Fronting On:** N **Rms:** 6  
**Link:** **Acreage:** **Bedrooms:** 3  
 2-Storey 32.1 x 50.8 Feet **Washrooms:** 1  
**Irreg:** 1x4x2nd  
 West 51 feet North 32.5 feet See Survey  
**Dir/Cross St:** East of Parliament at Carlton Street

**MLS#:** C11935900 **PIN#:** 210840354

<b>Kitchens:</b> 1	<b>Exterior:</b> Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Sep Entrance / Unfinished	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Gas:</b> <b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b> Park, School	<b>Retirement:</b>
<b>Apx Sqft:</b>		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.99	x 5.68	Vinyl Floor
2	Living	Main	11.75	x 13.32	Vinyl Floor W/O To Garage
3	Dining	Main	11.52	x 10.5	Combined W/Kitchen W/O To Patio Vinyl Floor
4	Kitchen	Main	11.52	x 8.99	Combined W/Dining Double Sink
5	Prim Bdrm	2nd	11.75	x 13.25	Window B/I Closet Ceiling Fan
6	2nd Br	2nd	7.15	x 19.32	B/I Closet Window Ceiling Fan
7	3rd Br	2nd	7.35	x 9.42	B/I Closet Window Ceiling Fan
8	Workshop	Bsmt	11.25	x 19	
9	Laundry	Bsmt	11.25	x 19	Laundry Sink Walk-Up

**Client Remks:** Welcome to 318 Carlton Street, a charming cute as a button two storey semi-detached home nestled in the heart of historic Cabbagetown. This delightful property offers a cozy retreat in ones of Toronto's most desirable neighbourhoods. A lovely veranda at the front of the property or a low maintenance patio is ideal for summer evenings or morning coffee. Step inside to discover a bright living space. The second level offers 3 bedrooms with a good sized family bathroom. The home has many updates including 100 amp electrical service, a newer forced air gas furnace and hot water tank. The basement has a separate entrance from the rear of the house. An attached garage keeps your car dry during those cold winter nights. Whether you are a first time buyer or looking for a cozy city retreat, this home offers comfort and a wonderful location. Enjoy the proximity of Riverdale Park for outdoor activities. Charming stores, boutiques and restaurants are yours to discover. Don't miss out on this rare opportunity to own a piece of Cabbagetown history!

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



**333 Sackville St**  
**Toronto Ontario M5A 3G4**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,581/2024 **For:** Sale **% Dif:** 99  
**Sold Date:** 05/02/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 29  
 Semi-Detached **Fronting On:** E **Rms:** 5  
**Link:** **Acreage:** **Bedrooms:** 3  
 2-Storey 16.92 x 83 Feet **Washrooms:** 2  
**Irreg:** 1x3xBsmt, 1x3x2nd  
**Dir/Cross St:** Sackville St and Gerrard St E

**MLS#:** C12058517 **PIN#:** 210820250

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Full  
**Fireplace/Stv:** N  
**Heat:** Water / Other  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick Front  
**Drive:**  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Heritage

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	14.01	x 4	Tile Floor
2	Living	Ground	14.01	x 10.6	Hardwood Floor Glass Block Window
3	Dining	Ground	12.66	x 12.07	Hardwood Floor Window
4	Mudroom	Ground	10.6	x 5.58	W/O To Patio
5	Kitchen	Ground	14.76	x 10.43	Tile Floor Open Concept
6	Br	2nd	13.42	x 12.07	Hardwood Floor Closet Window
7	2nd Br	2nd	11.15	x 9.42	Hardwood Floor Window Closet
8	3rd Br	2nd	10.33	x 9.42	Hardwood Floor Window Closet
9	Office	2nd	10.33	x 7.35	Broadloom Window
10	Rec	Bsmt	19.65	x 14.4	Open Concept
11	Laundry	Bsmt	14.4	x 12.24	Concrete Floor
12	Other	Bsmt	14.4	x 4.76	Concrete Floor

**Client Remks:** Nestled in the heart of Cabbagetown South's Heritage Conservation District, 333 Sackville St blends early 20th-century elegance with modern comfort. This Edwardian-era red-brick semi offers nearly 2,100 sq ft of interior space with 3 well-proportioned bedrooms, 2 full bathrooms, and a bright, open-concept main floor ideal for daily living and entertaining. Heritage features like a symmetrical facade, front porch, and original brick detailing are enhanced by tasteful contemporary updates, including a refreshed kitchen. With approx. 1,469 sq ft above grade and 640 sq ft of lower-level space, the layout offers flexibility for a home office, guest or recreation room, or family space. A rare 230 sq ft detached garage provides secure parking or additional storage. The landscaped front garden, charming porch, and private backyard with a wood deck and stone patio create a lovely setting for outdoor relaxation. Located on a picturesque, tree-lined street just steps to streetcar routes, this home is surrounded by the best of Cabbagetown: beloved local restaurants like F'Amelia, House on Parliament, and Daniel & Daniel, indie shops, galleries, and parks. Nearby Riverdale Farm, Wellesley Park, and Don Valley trails offer easy access to green space, while excellent schools and proximity to downtown make this an exceptional opportunity to live in one of Toronto's most charming and storied neighbourhoods.

**Extras:**  
**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-465-7850



**11 Alpha Ave**  
**Toronto Ontario M4X 1J2**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$5,450.51/2024 **For:** Sale **% Dif:** 126  
**Sold Date:** 05/15/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 9  
**Att/Row/Twnhouse** **Fronting On:** S **Rms:** 5  
**Link:** **Acreage:** **Bedrooms:** 2  
 2-Storey 14.42 x 55.42 Feet **Washrooms:** 1  
**Irreg:** 1x4  
**Dir/Cross St:** Sackville/Wellesley

**MLS#:** C12126554 **PIN#:** 210850015

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Unfinished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 1100-1500  
**Assessment:** POTL:  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.45	x 12.99	Open Concept	Large Window	
2	Living	Main	10.66	x 10.4	Open Concept	Window	
3	Kitchen	Main	10.33	x 15.26	B/I Appliances	W/O To Deck	Eat-In Kitchen
4	Prim Bdrm	2nd	11.75	x 14.76	4 Pc Bath	Double Closet	Window
5	2nd Br	2nd	10.37	x 10.3	W/O To Balcony		

**Client Remks:** Welcome to 11 Alpha. This rowhouse is situated on one of North Cabbagetowns most private, historic streets. Built in the late 1800s, this beautifully renovated home blends old-world charm with modern updates including white hardwood floors, pot lights, and skylights. As light pours in from front to back you will feel instant calmness. The open-concept main floor flows to a private courtyard with retractable awning perfect for entertaining. Kitchen features premium appliances & is Meticulously maintained throughout. Two spacious bedrooms on the second floor with a Juliette balcony off the second bedroom. Massive bathroom with deep soaker tub, perfect for after those long days. Minutes to Bay/ Bloor, TTC, shops, and dining, this unique home is the perfect urban retreat in a vibrant, sought-after community.

**Extras:**  
**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303



**147 Winchester St**  
**Toronto Ontario M4X 1B5**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,938.30/2024 **For:** Sale **% Dif:** 99  
**Sold Date:** 05/21/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 6  
**Sold:** \$1,240,000  
**List:** \$1,250,000  
**Fronting On:** N  
**Link:** 2 1/2 Storey  
**Acreage:** 14.75 x 80 Feet  
**Irreg:**  
**Rms:** 8 + 1  
**Bedrooms:** 4 + 1  
**Washrooms:** 2  
 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Carlton St & Parliament St

**MLS#:** C12151297 **PIN#:** 210840360

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b>
<b>Basement:</b> Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Other	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Bsmt	7.15	x 12.01	Hardwood Floor
2	Kitchen	Bsmt	13.42	x 14.83	Hardwood Floor
3	Laundry	Bsmt	13.42	x 14.99	Hardwood Floor
4	Bathroom	Bsmt	6.66	x 7.25	Tile Floor
5	Living	Main	12.5	x 13.58	Combined W/Dining
6	Dining	Main	13.52	x 13.48	Combined W/Living
7	Kitchen	Main	9.15	x 14.99	Hardwood Floor
8	Foyer	Main	4.27	x 4.99	Hardwood Floor
9	Br	2nd	12.93	x 9.74	Hardwood Floor
10	Bathroom	2nd	9.51	x 6.59	Tile Floor
11	Study	2nd	10.5	x 9.84	Hardwood Floor
12	Prim Bdrm	2nd	13.68	x 14.01	Hardwood Floor
13	Sitting	3rd	13.85	x 12.83	Hardwood Floor
14	Br	3rd	10.99	x 11.68	Hardwood Floor

**Client Remks:** Opportunity knocks in the heart of Cabbagetown! This property offers 4+1 bedrooms, 2 bathrooms, and plenty of potential. Well maintained with classic charm, ready for your personal touch. Prime downtown location close to transit, Riverdale Park, schools, and the local shops and cafes on Parliament St. This home features a separate entrance to a basement with 1 bedroom, bathroom and a kitchen - perfect for extended family or rental income. A fantastic chance to get into a vibrant, historic neighbourhood.

**Extras:**  
**Listing Contracted With:** RE/MAX PREMIER INC.416-987-8000



**418 Ontario St**  
**Toronto Ontario M5A 2W1**  
 Toronto C08 Moss Park Toronto  
**Taxes:** \$7,074.21/2024 **For:** Sale **% Dif:** 99  
**Sold Date:** 04/25/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8

Att/Row/Twnhouse **Fronting On:** W **Rms:** 6 + 1  
**Link:** **Acreage:** **Bedrooms:** 2 + 1  
 2 1/2 Storey 13 x 96 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x4x2nd  
**Dir/Cross St:** Parliament & Carlton Streets

**MLS#:** C12090467 **PIN#:** 210880122

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Part Bsmt / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick Front / Stucco/Plaster <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Carport / 1 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Electric Car Charger, Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.43	x 3.51	Stained Glass Closet Tile Floor
2	Living	Main	13.68	x 6.99	Hardwood Floor Pot Lights Window
3	Dining	Main	13.68	x 9.32	Hardwood Floor Closet Window
4	Kitchen	Main	15.32	x 8.76	Eat-In Kitchen Stainless Steel Appl Quartz Counter
5	Breakfast	Main	8.01	x 8.76	Hardwood Floor Pantry W/O To Deck
6	Br	2nd	13.75	x 12.17	Hardwood Floor W/I Closet Skylight
7	Bathroom	2nd	7.74	x 5.58	Double Sink Separate Shower Window
8	Br	2nd	12.01	x 8.76	Hardwood Floor Ensuite Bath Closet Organizers
9	Bathroom	2nd	10.99	x 5.15	3 Pc Ensuite Pocket Doors Window
10	Loft	3rd	16.01	x 12.01	Vaulted Ceiling Metal Railing Open Concept
11	Utility	Bsmt	25	x 8.17	Laundry Sink Sump Pump Concrete Floor

**Client Remks:** This home immediately captivates passers-by with its striking curb appeal! A facade of decorative brickwork and restored stained glass pays homage to its Victorian roots, complimented by a host of modern upgrades. The delightful terraced garden features a variety of perennials that bloom from spring to late fall, adding a burst of colour throughout the seasons. Behind the lovingly maintained exterior is a thoughtfully designed interior with graceful proportions and abundant light. An inviting entry vestibule features classic mosaic tile and offers a handy spot to hang your coat. The open-concept living and dining rooms set the stage for joyous gatherings, as well as everyday living, with updated lighting. The contemporary eat-in kitchen is equipped with deluxe appliances, quartz countertops & ample cabinetry, leading to a private backyard oasis. The low-maintenance composite deck, ideal for al fresco dining and summer BBQs, will last for years to come. Upstairs, you'll find a choice between two primary bedrooms. At the rear of the home, a renovation to create a peaceful sanctuary involved the addition of a stunning ensuite bathroom and tubular skylights. At the front, the garden-facing bedroom with vaulted ceiling and dormer window has a generous walk-in closet with new custom organizers. The hallway bathroom features a double vanity and spa-like rain shower. Ascend to the loft to discover a bright, airy work-from-home space and a bonus den perfect for relaxed downtime. The lower level offers additional storage. A coveted enclosed carport comes complete with a charging station for your electric vehicle. The current homeowners commissioned an artist to paint a vibrant mural on the garage door. Nestled on a picturesque tree-lined street, surrounded by century-old homes that evoke a bygone era. Just steps from Cabbagetown's vibrant main street, parks, boutique shops, restaurants, gourmet cafes, and cultural gems plus great transit connecting you to the city!

**Extras:**  
**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888





**19 Salisbury Ave**  
**Toronto Ontario M4X 1C3**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$7,553.45/2024 **For:** Sale **% Dif:** 140  
**Sold Date:** 05/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7  
**Att/Row/Twnhouse** **Fronting On:** S **Rms:** 10 + 1  
**Link:** **Acreage:** < .50 **Bedrooms:** 3 + 1  
 3-Storey 15.79 x 84.17 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x4x2nd, 1x2x2nd  
**Dir/Cross St:** Parliament and College

**MLS#:** C12162591 **PIN#:** 210830215  
**Assignment:** N **Fractional Ownership:** N

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b> A <b>Hydro:</b> Y
<b>Basement:</b> Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> Y <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b> No	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b> N
<b>Apx Sqft:</b> 1500-2000	Fenced Yard, Fireplace/Stove, Hospital,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b> N	Park, Place Of Worship, Public Transit,	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	School	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.78	x 16.08	Hardwood Floor Brick Fireplace Large Window
2	Dining	Main	10.83	x 13.12	Open Concept Hardwood Floor 2 Pc Bath
3	Kitchen	Main	11.15	x 12.14	Tile Floor W/O To Deck Eat-In Kitchen
4	Prim Bdrm	2nd	12.8	x 13.78	Hardwood Floor Semi Ensuite W/I Closet
5	2nd Br	2nd	11.15	x 10.5	2 Pc Ensuite Hardwood Floor Large Window
6	3rd Br	3rd	12.8	x 11.48	Combined W/Den Hardwood Floor Double Closet
7	Den	3rd	13.78	x 15.09	Hardwood Floor W/O To Balcony Large Window
8	Rec	Bsmt	14.11	x 34.12	Side Door Combined W/Laundry
9	4th Br	Bsmt	10.17	x 10.83	Closet Above Grade Window

**Client Remks:** Beautifully designed Home on a much sought after quiet street in prime Cabbagetown. Rear kitchen addition opens up to private fenced landscaped garden. Spacious main floor with High Ceilings, large open concept living and dining room with wood burning fireplace, ideal for entertaining. Primary suite boasts a double closet. Second bedroom overlooks garden with main bathroom adjacent. Third floor lends itself to additional bedroom and a home office/den with walkout to roof top deck over looking the tree tops. Salisbury is one of those quiet streets that lends itself to plenty of parking spots. Permit parking is required through the city. Walk to local shops, restaurants, transit, and city core.

**Extras:**  
**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



**35A Spruce St**  
**Toronto Ontario M5A 2H8**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,854.66/2025 **For:** Sale **% Dif:** 98  
**Sold Date:** 06/04/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 14

Att/Row/Townhouse **Fronting On:** S **Rms:** 6 + 1  
**Link:** **Acreage:** **Bedrooms:** 3  
 3-Storey 18.14 x 58.3 Feet **Washrooms:** 3  
**Irreg:** 1x5x3rd, 1x4x2nd, 1x2xLower  
**Dir/Cross St:** Carlton and Parliament

**MLS#:** C12163033 **PIN#:** 210820322

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> Y	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 16-30	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	Central Vacuum, Fenced Yard,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Hospital, Library, Park,	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Public Transit, School	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.96	x 11.71	Hardwood Floor Fireplace
2	Dining	Main	9.58	x 11.71	Hardwood Floor Combined W/Living
3	Kitchen	Main	15.03	x 7.81	Hardwood Floor Renovated Walk-Out
4	2nd Br	2nd	10.73	x 10.3	Broadloom Large Closet South View
5	3rd Br	2nd	14.67	x 0	Broadloom North View
6	Prim Bdrm	3rd	15.85	x 12.6	Broadloom His/Hers Closets 5 Pc Ensuite
7	Utility	Lower	9.61	x 7.25	Combined W/Laundry 2 Pc Ensuite Access To Garage

**Client Remks:** Welcome To Spruce Lane! A quiet, peaceful, family-friendly and street-safe, shared lane, enclave of 6 Victorian-styled Freehold townhomes built in 1997. 35A Spruce is at the end of the row just like a semi-detached home. Meticulously renovated throughout (2020) with a modern, clean aesthetic and offers a calm getaway in the heart of the city's core. Offering almost 1700sf of generous living space, this home has 3-bedrooms (the 3rd bedroom is currently being used as a TV room/den and doors can easily be re-installed), 3 bathrooms, a renovated kitchen with raised ceilings, granite countertops & backsplash, plenty of cupboard space with under-counter lighting and upgraded appliances. This 3-storey home boasts an open concept main floor living area with gas fireplace combined with dining room with extensive recessed lighting, hardwood floors and walk-out to an oversized low maintenance deck/backyard perfect for entertaining. Don't miss the super-spacious, third floor, primary bedroom retreat with private south-facing balcony and extravagant 5-piece ensuite with soaker tub and extra large shower. The double closets with custom built-ins offer an abundance of storage. Last but not least is the lower level with private, 2-piece powder room, furnace room with laundry facilities and entrance to private built-in garage. Note the extra-large storage room accessed from the garage. Cabbagetown offers a tranquil, historic atmosphere with a distinct village charm in the heart of the city. Convenience is key in Cabbagetown being only steps to Riverdale Park and zoo, farmer's markets in Riverdale park and in Allan Gardens, Spruce Court public school, transit, shopping, The House on Parliament and only a 15 min walk to Loblaws, College Park, The Eaton Centre, Sankofa Square, Metropolitan U, U of T, hospitals and more. Don't Miss The Opportunity To Experience The Unique Charm Of Spruce Lane!

**Extras:**  
**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



**345 Sackville St**  
**Toronto Ontario M5A 3G4**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,695.10/2024 **For:** Sale **% Dif:** 100  
**Sold Date:** 01/15/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 89  
 Semi-Detached **Fronting On:** W **Rms:** 8 + 3  
**Link:** **Acreage:** < .50 **Bedrooms:** 3  
 2-Storey 20.25 x 83.87 Feet **Washrooms:** 1  
**Irreg:** 1x4x2nd  
**Dir/Cross St:** Gerrard St E & Parliament

**MLS#:** C9417148 **PIN#:** 210820256

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Mutual	<b>Cable TV:</b>
<b>Basement:</b> Full / Unfinished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	Family Room, Fireplace/Stove	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.75	x 3.94	
2	Living	Main	13.75	x 10.73	
3	Dining	Main	13.75	x 12.17	
4	Kitchen	Main	11.91	x 14.63	
5	Prim Bdrm	2nd	12.37	x 14.99	
6	2nd Br	2nd	10.3	x 9.58	
7	3rd Br	2nd	11.15	x 9.58	
8	Bathroom	2nd	7.48	x 4.4	
9	Laundry	Lower	12.14	x 14.99	
10	Other	Lower	26.25	x 14.99	

**Client Remks:** Visit REALTOR website for additional information. Beautiful 2- storey century home with modern upgrades nestled in the heart of Cabbagetown. Thoughtfully and extensively renovated, this home offers open-concept living, high-end finishes, a private backyard oasis ideal for entertaining or relaxing, and a large covered front porch. Open-Concept Main Floor is bright and inviting, perfect for everyday living and hosting guests ft. custom cabinetry & quartz countertops. New energy efficient doors and windows. All new copper wiring. A serene outdoor retreat with space for gardening, dining, or lounging. Steps from Riverdale Farm and the Don Valley trails. Enjoy nearby cafes, restaurants, boutique shops, and farmers' markets. Minutes from TTC routes and a short commute to downtown Toronto. This home offers the rare opportunity to live in one of Toronto's most desirable and historic neighbourhoods, surrounded by green spaces and urban amenities. Move in and enjoy it's distinctive charm!

**Extras:**  
**Listing Contracted With:** PG DIRECT REALTY LTD.877-709-0027



**35D Spruce St**  
**Toronto Ontario M5A 2H8**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$7,567.76/2024 **For:** Sale **% Dif:** 101  
**Sold Date:** 03/26/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

Att/Row/Twnhouse **Fronting On:** S **Rms:** 6  
**Link:** **Acreage:** **Bedrooms:** 3  
 3-Storey 16 x 57 Feet **Washrooms:** 3  
**Irreg:** 1x2xBsmt, 1x5x3rd, 1x4x2nd  
**Dir/Cross St:** Parliament/Carlton

**MLS#:** C12028435 **PIN#:** 210820325

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Part Fin / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick Front  
**Drive:**  
**Gar/Gar Spcs:** Attached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

**Zoning:**  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	5.91	x 11.81	Custom Backsplash Pantry Walk-Out
2	Dining	Main	9.84	x 14.76	Combined W/Living Hardwood Floor
3	Living	Main	9.84	x 14.76	Combined W/Dining Hardwood Floor Bay Window
4	2nd Br	2nd	9.84	x 13.12	B/I Closet Hardwood Floor California Shutters
5	3rd Br	2nd	9.84	x 9.84	Double Closet Hardwood Floor California Shutters
6	Prim Bdrm	3rd	13.12	x 13.12	5 Pc Ensuite B/I Closet
7	Laundry	Bsmt	9.84	x 9.84	

**Client Remks:** Tucked Away In A Quaint Cabbagetown Enclave, This 3-bedroom, 3-bathroom freehold townhome is extensively renovated, and features a custom kitchen with an expansive pantry and higher ceilings, a wine fridge, and a backyard deck for lounging and BBQing. The home features hardwood throughout, a gas fireplace, heated floors, Smart lighting (Lutron Caseta switches) and more. The third-floor primary bedroom retreat features a 5-piece bathroom with claw-foot tub, including heated floors and his/hers closets. The Basement Includes A Full-Sized Laundry Room, A Quaint Powder Room, And direct Access To A Large Garage With An Oversized Storage Room. Cabbagetown Offers A Tranquil, Historic Atmosphere With A Distinct Village Charm In The Heart Of The City. Enjoy A Leisurely Stroll To Riverdale Park For A Picnic, Visit The Farmers' Market, Or Explore Riverdale Farm. Close access to TTC and major highways. Buyer/Buyer's Agent To Verify Measurements/Lot Size. Floor Plans & 3D Tour Attached.

**Extras:**  
**Listing Contracted With:** HARVEST REALTY LTD.416-733-2666



**21 Salisbury Ave**  
**Toronto Ontario M4X 1C3**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$7,338.86/2024 **For:** Sale **% Dif:** 89  
**Sold Date:** 04/27/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 62

Att/Row/Twnhouse **Fronting On:** S **Rms:** 8 + 1  
**Link:** **Acreage:** < .50 **Bedrooms:** 3  
 2 1/2 Storey 14.67 x 88 Feet **Washrooms:** 3  
**Irreg:** 1x5x2nd, 1x3x3rd, 1x3xBsmt  
**Dir/Cross St:** Metcalfe St/Wellesley St

**MLS#:** C11984774 **PIN#:** 210830216  
**Assignment:** N **Fractional Ownership:** N

<b>Kitchens:</b> 1	<b>Exterior:</b> Board/Batten / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b> Y <b>Hydro:</b> Y
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> Y <b>Phone:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b> N
<b>Apx Sqft:</b> 1500-2000	Fireplace/Stove, Park, Public Transit,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b> N	School	<b>Oth Struct:</b> Shed
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.5	x 13.09	Crown Moulding Fireplace Hardwood Floor
2	Dining	Main	10.99	x 10.24	Crown Moulding Hardwood Floor Combined W/Living
3	Kitchen	Main	17.16	x 8.99	W/O To Deck Stainless Steel Appl Breakfast Area
4	Prim Bdrm	2nd	16.34	x 13.09	W/W Closet Large Window Hardwood Floor
5	2nd Br	2nd	12.01	x 9.15	W/I Closet Large Window Large Window
6	3rd Br	3rd	13.16	x 13.09	W/O To Deck W/I Closet Vaulted Ceiling
7	Rec	Bsmt	13.48	x 12.6	3 Pc Bath Closet Laminate
8	Utility	Bsmt	13.48	x 12.66	Tile Floor Combined W/Laundry Window

**Client Remks:** Tucked away on one of Cabbagetowns cutest streets, this beautiful 3 bedroom family home blends historic charm with contemporary living. Step inside to soaring ceilings, intricate crown moulding, and an open-concept main floor designed for effortless living. The sun-filled eat-in galley kitchen flows seamlessly to a private deck and an inviting backyard ready for relaxation or entertainment. Hardwood floors continue on the second floor to 2 bedrooms both bathed in natural light and a spa-like 5-piece bath. The expansive third-floor loft is a standout, featuring a 3-piece en-suite and a private walk-out terrace the perfect hideaway to unwind (currently set up as a family room but can be used as a primary bedroom). The versatile lower level offers the perfect space for a home office or rec room. A rare opportunity to own a sophisticated, move-in-ready home in one of Toronto's most beloved neighbourhoods. Public Open House Saturday and Sunday, April 12th & 13th from 2-4pm.

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



**444 Sumach St**  
**Toronto Ontario M4X 1V7**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,680.80/2024 **For:** Sale **% Dif:** 106  
**Sold Date:** 03/25/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7  
**Att/Row/Twnhouse** **Fronting On:** W **Rms:** 6 + 3  
**Link:** **Acreage:** **Bedrooms:** 2 + 1  
 2-Storey 15.42 x 75 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x5x2nd, 1x3xBsmt  
**Dir/Cross St:** Wellesley St. E. and Sumach St.

**MLS#:** C12026550 **PIN#:** 210840145

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 1500-2000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick Front / Wood  
**Drive:**  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fenced Yard, Fireplace/Stove, Hospital,  
 Library, Park, Public Transit, Rec Centre

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.38	x 7.55	Tile Floor Crown Moulding
2	Dining	Main	10.01	x 10.76	Combined W/Kitchen Hardwood Floor Crown Moulding
3	Kitchen	Main	13.32	x 10.07	Eat-In Kitchen Centre Island Marble Counter
4	Powder Rm	Main	5.35	x 4.17	Pedestal Sink Wainscoting Tile Floor
5	Living	Main	12.14	x 14.96	Coffered Ceiling Gas Fireplace W/O To Yard
6	Prim Bdrm	2nd	12.14	x 19.49	5 Pc Ensuite Picture Window B/I Closet
7	Laundry	2nd	5.25	x 10.96	Hardwood Floor Linen Closet Walk-Thru
8	Bathroom	2nd	7.74	x 15.09	5 Pc Bath Heated Floor Skylight
9	2nd Br	2nd	13.35	x 10.3	French Doors B/I Shelves Skylight
10	Media/Ent	Bsmt	11.19	x 17.75	B/I Closet Wainscoting Hardwood Floor
11	Bathroom	Bsmt	13.35	x 4.95	3 Pc Bath Tile Floor Above Grade Window
12	Other	Bsmt	7.22	x 10.07	W/I Closet Closet Organizers Hardwood Floor

**Client Remks:** Stunning on Sumach! Sophisticated, stylish, totally turnkey end-of-row Cabbagetown townhome. Fully renovated, open concept eat-in kitchen/dining, large front foyer, rare main floor powder room, elegant living room with magnificent coffered ceilings, gas fireplace & w/o to fully landscaped private backyard. High ceilings, large windows & multiple skylights give a sense of space and bathe interiors with natural light. Luxurious hardwood floors, wainscoting and bespoke finishes throughout. Serene primary suite has built-in closets, 5-piece spa bath with soaking tub, contemporary floating vanity with twin sinks and heated floors and large west facing picture window overlooking lush backyard and treetops beyond. Spacious 2nd bedroom has built-in closets, bookshelves & skylight. The beautifully finished basement has high ceilings, hardwood floors, wainscoting, built-in shelves and spacious family room perfect for movie nights and ample space for a home office. Loads of storage, including a large walk-in closet and custom spa-like bath with oversized shower offer the potential for a luxurious 3rd bedroom suite. Sundrenched, lush west facing backyard with deck & custom stone patio is an entertainers dream perfect for summer BBQs & sunset views. This totally turnkey home is a seamless blend of heritage charm and luxurious modern design located in the heart of Cabbagetown close to shops, TTC, restaurants and cafes of Parliament Street and just steps to the fabled Riverdale Farm. \*\*\*EXTRAS\*\*\* SUB ZERO & WOLF appliances, SUB ZERO built-in 102 bottle wine fridge (basement), BBQ gas line. Multiple skylights, heated 2nd floor and basement bathroom floors, new hardwood floors, new gas fireplace, renovated 2nd floor bath, new backyard deck & stone patio. Professional landscaping, stunning slate tile mansard roof. Extensively renovated with too many upgrades to list. See attached Feature Sheet for full list of improvements. Open House Sat & Sun 2-4PM

**Extras:**  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



**401 Carlton St**  
**Toronto Ontario M5A 2M3**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$7,453/2024 **For:** Sale **% Dif:** 98  
**Sold Date:** 01/23/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 16

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**Att/Row/Twnhouse** **Fronting On:** N **Rms:** 7 + 3  
**Link:** **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 16.5 x 90 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Carlton / Sumach

**MLS#:** C11912979 **PIN#:** 210850306

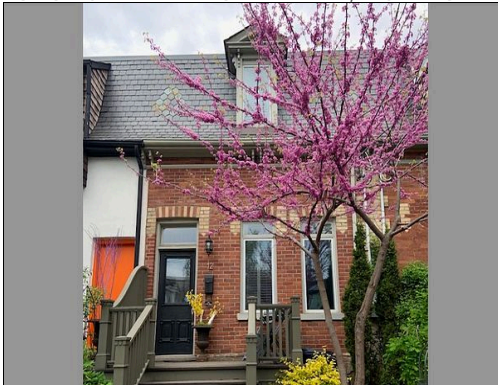
<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> None	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> <b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b> Fireplace/Stove, Park	<b>Retirement:</b> N
<b>Apx Sqft:</b>		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.58	x 19.26	Combined W/Dining Fireplace
2	Kitchen	Main	11.25	x 15.85	Updated B/I Appliances Centre Island
3	Family	Main	11.15	x 9.15	W/O To Deck Large Window
4	Prim Bdrm	2nd	15.58	x 12.07	W/I Closet Hardwood Floor Large Window
5	2nd Br	2nd	11.58	x 10.01	B/I Bookcase Window Hardwood Floor
6	3rd Br	3rd	16.01	x 14.24	Vaulted Ceiling Window Broadloom
7	4th Br	3rd	16.01	x 8.99	Vaulted Ceiling Window Broadloom
8	Rec	Bsmt	15.58	x 8.99	Open Concept Above Grade Window Broadloom
9	Kitchen	Bsmt	13.16	x 9.42	Open Concept B/I Shelves
10	Laundry	Bsmt	11.02	x 12.01	

**Client Remks:** A Cabbagetown Classic overlooking Riverdale Park! Discover this stunning red brick Victorian home, nestled in the heart of Cabbagetown, brimming with original charm and modern comforts. The inviting, open-concept living and dining room showcases elegant crown moulding and beautiful hardwood floors. Watch the changing seasons through the large archtop picture window, while the elegant fireplace promises warm evenings entertaining friends and family. The updated kitchen is a chef's dream with ample counter space, cabinet storage, and built-in appliances including newer induction stove, fridge, dishwasher, and a built-in oven and microwave. The kitchen flows into the family room, allowing you to watch the kids or entertain guests while preparing dinner. The tranquil primary bedroom is bathed in natural light and features a walk-in closet, crown moulding and hardwood floors. The second bedroom features built-in bookshelves - ideal for a work-from-home space, or reading room to get lost in your favourite novel. The well-appointed bathroom features a walled-in shower and standalone claw-foot tub, perfect for unwinding. The third floor boasts two additional bedrooms, each featuring vaulted ceilings and large windows that frame picturesque views. Whether for family, guests, or a home office, these rooms are versatile and full of charm. The finished basement is the ideal nanny or in-law suite, with a separate entrance, kitchenette complete with fridge and stove, and a modern 3-piece washroom. Outside, the spacious deck overlooks a fully fenced backyard, creating your very own pocket of peace. Ideally situated facing Riverdale Park, enjoy scenic walks, community events, and the vibrant culture that Cabbage town is known for. This Victorian beauty isn't just a house - it's a home waiting for you to add your next chapter.

**Extras:** Incredible location, facing Riverdale Park, and Farm. Vibrant Cabbagetown community, steps to great shops, restaurants, schools, parks, and TTC access. Seller is presently using all of back garden. Some could be parking.

**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY416-465-4545

	<b>12 Geneva Ave</b> <b>Toronto Ontario M5A 2J8</b> Toronto C08 Cabbagetown-South St. James Town Toronto <b>Taxes:</b> \$7,310.25/2024 <b>For:</b> Sale <b>Sold Date:</b> 04/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 28	<b>Sold: \$1,630,000</b> <b>List: \$1,699,000</b>  <b>% Dif:</b> 96
	<b>Att/Row/Twnhouse</b> <b>Fronting On:</b> N <b>Link:</b> <b>Acreage:</b> 2-Storey      16.7 x 99.8 Feet  <b>Irreg:</b> <b>Dir/Cross St:</b> Sumach & Carlton	<b>Rms:</b> 6 + 1 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x2xMain, 1x4x2nd, 1x3x2nd

**MLS#:** C12023048      **PIN#:** 210850337  
**Assignment:** N      **Fractional Ownership:** N

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Arts Centre, Family Room, Fenced Yard, Park, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full, Shed <b>Spec Desig:</b> Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.66	x 10.01	Closed Fireplace      Wainscoting      Hardwood Floor
2	Dining	Main	13.75	x 16.34	Hardwood Floor      Combined W/Kitchen      Crown Moulding
3	Kitchen	Main	10.01	x 10.99	Walk-Out      Granite Counter      Centre Island
4	Family	Main	13.75	x 16.34	Open Concept      Hardwood Floor      Crown Moulding
5	Prim Bdrm	2nd	12.66	x 10.99	3 Pc Ensuite      W/I Closet      Broadloom
6	Br	2nd	10.24	x 11.32	Murphy Bed      Juliette Balcony      B/I Closet
7	Br	3rd	6.99	x 12.6	Broadloom      Window
8	Rec	Bsmt	13.32	x 14.76	Cork Floor      Above Grade Window      B/I Shelves

**Client Remks:** Historic Home in the heart of Cabbagetown. An enchanting home that has been renovated with care to preserve its character. Every room exudes a welcoming, well-cared-for feeling as the craftsmanship & classic design choices add to its appeal while the addition adds extra sq footage. The living room is filled with natural light from its large south-facing windows, while a decorative antique marble mantel adds an elegant touch. The open-concept family room flows seamlessly into the kitchen & dining area, making it the perfect space for everyday living. The renovated kitchen is both functional & stylish, featuring granite countertops, a centre island, floor-to-ceiling soft-close cabinetry & a walkout to the covered patio ideal for BBQs & outdoor entertaining. The primary bedroom offers a walk-in closet & a 3-piece ensuite with a custom glass shower, marble tiles & heated floors -a great way to start your day. 2 other well proportioned bedrooms & a 4 pc bathroom complete the 2nd floor. The basement adds extra living space with a bright rec room. The laundry room/craft space is fully equipped with plenty of counter space & custom cabinetry. Storage is never an issue, thanks to the built-ins, closets, under-stair storage & a furnace room with shelving. Outside, the front yard welcomes you with tasteful landscaping, a durable IPE deck, a wrought iron railing & fenced front yard. The private fenced backyard has a covered stone patio, Trex deck & bike storage, making it a great place to relax. Coveted & Secure on site parking with a motorized Door off the lane for 1 car. Move to this incredible community with friendly neighbours & lots to experience from the Cabbagetown festival, garden tour, tour of homes & forsythia festival. Convenient transit & plenty of opportunities for quiet walks with Riverdale farm & Wellesley Park. With its high ceilings, bright airy feel, thoughtful updates & prime location, this home is a rare find & is the perfect place to call home.

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191





**104 Winchester St**  
**Toronto Ontario M4X 1B2**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$7,810.96/2024 **For:** Sale **% Dif:** 97  
**Sold Date:** 04/30/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 65  
**Att/Row/Twnhouse** **Fronting On:** N **Rms:** 6 + 1  
**Link:** **Acreage:** **Bedrooms:** 3 + 1  
 3-Storey 16.42 x 91.25 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xLower  
**Dir/Cross St:** Parliament St & Winchester St

**MLS#:** C11985256 **PIN#:** 210830243

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b> Y <b>Hydro:</b> Y
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> Y <b>Phone:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 2500-3000	Fenced Yard, Fireplace/Stove, Library,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Park, Place Of Worship, Public Transit,	<b>Oth Struct:</b> Fence - Full, Storage
<b>POTL Mo Fee:</b>	School	<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.16	x 8.33	W/O To Deck	Window	
2	Kitchen	Main	15.91	x 13.16	B/I Appliances	Combined W/Dining	Open Concept
3	Living	Main	14.67	x 11.84	Formal Rm	W/O To Garden	
4	Prim Bdrm	3rd	20.18	x 13.68	Window	B/I Shelves	B/I Closet
5	2nd Br	2nd	13.42	x 13.16	Window	B/I Closet	
6	3rd Br	2nd	13.32	x 11.84	Window	B/I Shelves	B/I Closet
7	4th Br	Lower	18.01	x 10.83	Window	B/I Closet	B/I Shelves

**Client Remks:** Welcome to 104 Winchester Street, A charming home in the heart of Cabbagetown -A neighbourhood renowned for its historic charm & Victorian homes. This 3+1 bed, 2 bath home seamlessly combines classic elegance with modern comforts. Designed by renowned architect Lawrence Dodd, known for his work on historic home renovations, the renovation carefully balances contemporary upgrades with the home's original charm. Inside, character meets contemporary with a floating staircase, exposed brick, and stained glass accents, offering a timeless yet stylish aesthetic. Sunlight pours through skylights, illuminating the thoughtfully repainted interiors and highlighting the elegance of this unique space. The renovated kitchen boasts modern finishes, while the newly converted primary bedroom offers a serene retreat with a spacious closet. The second and third bedrooms exude warmth and style, with expansive windows filling the space with natural light. The renovated lower-level bedroom & bathroom exude comfort and sophistication, with the bathroom featuring the added luxury of underfloor heating for ultimate warmth. New carpeting adds comfort to the top two floors, while custom closet organizers maximize storage and efficiency in every bedroom. Step outside to enjoy multiple outdoor retreats, including a newly fenced garden patio -A private oasis for morning coffee or evening relaxation. The rooftop deck is the perfect space to unwind or entertain while taking in the charming neighbourhood views. Living in Cabbagetown means being steps from Riverdale park & farm, and the scenic Don Valley trails - ideal for nature lovers. Enjoy the vibrant atmosphere of Parliament Street's shops, cafes, & eateries, all within walking distance. Close to great public schools & well-connected by transit, this home offers both family-friendly living & effortless commuting. An extraordinary chance to own a piece of Toronto's history, this home offers timeless elegance and modern convenience in highly coveted Cabbagetown!

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



**218 River St**  
**Toronto Ontario M5A 3R1**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$6,716.56/2024      **For:** Sale      **% Dif:** 95  
**Sold Date:** 02/26/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 162

Att/Row/Twnhouse      **Fronting On:** W      **Rms:** 6 + 2  
**Link:**      **Acreage:**      **Bedrooms:** 3 + 1  
 3-Storey      14.24 x 95.93 Feet      **Washrooms:** 3  
                                          **Irreg:**      1x4x2nd, 1x3x2nd, 1x3xLower  
**Dir/Cross St:** Gerrard St E./ River St

**MLS#:** C9353914      **PIN#:** 210820447

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Up	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	Fireplace/Stove, Park, Public Transit, Rec	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Centre, School	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.88	x 18.8	Hardwood Floor
2	Dining	Main	13.88	x 13.85	Hardwood Floor
3	Kitchen	Main	13.88	x 14.7	Breakfast Bar
4	Prim Bdrm	2nd	13.88	x 12.57	Fireplace
5	Br	2nd	13.88	x 18.37	Fireplace
6	Loft	3rd	13.88	x 42.68	W/O To Balcony
7	Office	Lower	12.83	x 23.1	Ceramic Floor
8	Br	Lower	12.83	x 11.68	Murphy Bed

**Client Remks:** Discover unparalleled elegance in this meticulously upgraded and flawlessly crafted townhome. Perfectly suited for an executive couple or creative professional, this pristine open-concept residence at over 2400 total square feet is bathed in natural light, featuring pale wood finishes and refined enhancements. The chef's kitchen embraces stunning Italian cabinetry, numerous high-end Miele and Sub-Zero appliances, and a floor-to-ceiling wine wall, all ideal for sophisticated culinary endeavours and chic entertaining. The space is thoughtfully crafted for a live/work lifestyle, with the versatile lower level boasting 8-foot ceilings, LED pot lights, and smart home wiring, making it an excellent choice for a home office or recreation area. The upstairs primary bedroom features custom closet cabinetry and a sleek 3-piece ensuite, while the second large bedroom, also with custom built-ins, offers easy access to a full bath. Currently used as an artist's studio, the wide-open third-floor loft is ready for your personal touch with rough-ins for a 4-piece bath, heat pumps and air conditioning and opens to a west-facing balcony through a NanaWall system. The oversized garage, preliminarily approved for a laneway house, is equipped with smart home cabling, Solafan venting, and Solatube skylights. Nestled at the edge of Cabbagetown in a designated heritage area, this exceptional home is just steps from Riverdale Park and Riverdale Farm and serves as a gateway to Toronto's vibrant east side, including Leslieville, Riverside, and The Canary District. Enjoy neighbouring proximity to St. Lawrence Market, The Distillery District, and the glorious bike paths of the Don Valley. Head up Rosedale Valley Road, and you'll be at Yonge and Bloor, Rosedale and Summerhill within minutes. With perfect Walking, Transit, and Bike scores, this home offers unrivalled convenience, functionality, comfort and style. **\*\*EXTRAS\*\*** See Attached For Full List Of Upgrades and Improvements

**Extras:**  
**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



**429 Sackville St**  
**Toronto Ontario M4X 1T1**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$8,914.76/2024 **For:** Sale **% Dif:** 89  
**Sold Date:** 02/23/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 13

Semi-Detached **Fronting On:** E **Rms:** 7 + 2  
**Link:** **Acreage:** **Bedrooms:** 3  
 3-Storey 19.92 x 94.02 Feet **Washrooms:** 4  
 1x2xMain, 1x3xGround, 1x4x2nd,  
 1x5x3rd

**Dir/Cross St:** South Of Amelia

**MLS#:** C11966290 **PIN#:** 210840249

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Lane	<b>Cable TV:</b> A <b>Hydro:</b> A
<b>Basement:</b> Finished / Sep Entrance	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Gas:</b> A <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Heat Pump / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> Other	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>ApX Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>ApX Sqft:</b> 3000-3500	Clear View, Electric Car Charger,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Golf, Hospital, Library,	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Park	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.61	x 5.25	Tile Floor
2	Living	Main	14.44	x 14.11	Fireplace Open Concept W/O To Deck
3	Dining	Main	14.44	x 8.2	Hardwood Floor Combined W/Living W/O To Deck
4	Kitchen	Main	10.83	x 25.59	Stainless Steel Appl Breakfast Bar Tile Floor
5	Family	2nd	14.44	x 11.48	Window Flr to Ceil Hardwood Floor
6	2nd Br	2nd	14.44	x 15.09	Hardwood Floor Fireplace W/I Closet
7	Prim Bdrm	3rd	14.44	x 17.39	W/I Closet 5 Pc Ensuite Hardwood Floor
8	3rd Br	Lower	14.44	x 11.48	Closet Large Window Hardwood Floor
9	Office	Lower	14.44	x 16.08	Hardwood Floor Wet Bar Fireplace

**Client Remks:** Welcome to 429 Sackville Street, located in the sought-after Cabbagetown neighborhood! This expansive three-story Victorian home features historic details with modern-day conveniences throughout. Begin as you walk into the foyer to a sunlit functional floor plan. The spacious kitchen has a large bay window, stainless steel appliances, ample cabinetry, and an island with breakfast bar seating. The open-concept living and dining room features a soaring ceilings with large windows and skylights, a fireplace, and a walk-out to a large east exposure deck. On the second level, you'll find a bright family room, a family bathroom, and a large second bedroom with a walk-in closet and fireplace. Ascending to the third floor, you'll find the primary bedroom retreat including; a spa-like ensuite, walk-in closet, and access to the rooftop deck to view panoramic sites of the city skyline and the surrounding neighborhood. The lower level offers functionality as it offers a dedicated separate entrance, a third bedroom, a bathroom, ample storage, and an office with a fireplace, wet bar, and above-grade windows. On the exterior, you'll find stone walkways and mature landscaping leading to a brightly lit entrance to an attached, double-car garage with enough space for more storage. A short walk away from everyday amenities including, TTC, coffee, restaurants, stores, parks, and walking trails. Enjoy all that this incredible neighbourhood has to offer right at your doorstep!

**Extras:**  
**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888



**457 Sackville St**  
**Toronto Ontario M4X 1T3**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$9,649.25/2024 **For:** Sale **% Dif:** 88  
**Sold Date:** 02/20/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 38

Semi-Detached **Fronting On:** E **Rms:** 7 + 1  
**Link:** **Acreage:** **Bedrooms:** 3  
 2 1/2 Storey 17.25 x 115 Feet **Washrooms:** 4  
**Irreg:** 2x4, 2x3  
**Dir/Cross St:** South of Amelia

**MLS#:** C11920679 **PIN#:** 210840177

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>ApX Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>ApX Sqft:</b> 2500-3000	Family Room, Fireplace/Stove, Hospital,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Library, Park, Place Of Worship, Public	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Transit, School	<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.07	x 6.07	Double Closet	Tile Floor	Recessed Lights
2	Living	Main	25.92	x 14.57	Fireplace	Open Concept	Bay Window
3	Dining	Main	12.34	x 9.15	Open Concept	Combined W/Kitchen	Hardwood Floor
4	Kitchen	Main	16.4	x 10.99	Stainless Steel Appl	Breakfast Bar	Hardwood Floor
5	Family	Main	13.16	x 11.68	W/O To Patio	Gas Fireplace	Hardwood Floor
6	Prim Bdrm	2nd	24.51	x 11.75	W/I Closet	Fireplace	4 Pc Ensuite
7	2nd Br	2nd	14.93	x 13.68	Double Closet	O/Looks Frontyard	4 Pc Bath
8	3rd Br	3rd	16.4	x 14.93	Hardwood Floor	Window	3 Pc Ensuite
9	Office	3rd	8.99	x 7.68	W/O To Terrace	Open Concept	Recessed Lights
10	Exercise	Lower	12.93	x 9.84	Double Closet	3 Pc Bath	Broadloom

**Client Remks:** Behind the restored 1888 historic facade is an unexpected modern interior with a sculptural staircase, large scale updated windows and strategically placed skylights that flood the inside with natural light. From the moment you enter you will be captivated by the sense of light and airiness that defines this exceptional contemporary space. The predominantly white walls and the wide plank Oak floors create an ambiance reminiscent of an art gallery ready to showcase your personal style and treasured art collection. The dramatic architectural circular staircase is the showpiece in the double length living room. Spacious and updated culinary kitchen with neutral countertops, top of the line appliances and classic white cabinetry with breakfast bar is open to the dining area. Just a couple of steps down you will find a cozy family room with a gas fireplace and glass garden doors which step out to an enclosed urban garden with direct access to the one car garage. Upstairs you will find a total of 3 bedrooms and 3 renovated bathrooms. The primary bedroom with walk-in closet is ultra private and has enough room for a king-sized bed and a seating area, it is an oasis of tranquility and feels like a tucked away suite. Weenan General Contracting recently completed a luxurious ensuite bathroom with separate water closet. A deluxe laundry room is also found on the 2nd floor. The 3rd floor has a brilliant work-from-home desk area with walk-out to the rooftop deck for coffee breaks (and 3rd bedroom at the front of the house). The inviting lower level is beautifully finished. The home gym can easily serve as a 4th bedroom. Fully renovated 3-pc bathroom. This fully renovated home defies convention with its thoughtfully designed layout. Spread across 4 expansive levels, it offers a seamless flow between living spaces, perfect for both intimate gatherings and grand entertaining. Rarely found in Cabbagetown is a garage which can easily accommodate a future EV charger and loads of gear.

**Extras:**  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



**122 Winchester St**  
**Toronto Ontario M4X 1B4**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$10,571.97/2024 **For:** Sale **% Dif:** 105  
**Sold Date:** 04/16/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
 Semi-Detached **Fronting On:** N **Rms:** 7 + 2  
**Link:** **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 21.41 x 121.53 Feet **Washrooms:** 3  
**Irreg:** 1x4x2nd, 1x4x3rd, 1x3xLower  
**Dir/Cross St:** Sackville / Sumach

**MLS#:** C12080705 **PIN#:** 210840241

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:**  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Park, Place Of Worship, Public Transit,  
 Ravine, School

**Zoning:**  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.86	x 27.62	South View	Fireplace	Stained Glass
2	Dining	Main	15.85	x 13.52	Window	Hardwood Floor	B/I Bookcase
3	Kitchen	Main	15.85	x 15.45	Window	Stained Glass	Hardwood Floor
4	Prim Bdrm	2nd	16.83	x 13.75	South View	Hardwood Floor	Closet
5	2nd Br	2nd	11.45	x 13.52	B/I Desk	Broadloom	Window
6	3rd Br	2nd	15.94	x 12.43	Hardwood Floor	Closet	North View
7	4th Br	3rd	14.96	x 27.07	Vaulted Ceiling	Ensuite Bath	Sliding Doors
8	Living	Bsmt	16.47	x 25.95	Broadloom	Combined wi/Game	Window
9	Games	Bsmt	16.47	x 25.95	Broadloom	Window	Combined W/Living
10	Utility	Bsmt	10.6	x 29.59			

**Client Remks:** Cabbagetown is known for its incredible century architecture; This 1870 gem is just that. It's rare to find a home that has been updated yet offers a nod to the historic character and charm we have all come to love. 4 spacious bedrooms, three washrooms, two staircases accessing the second floor (one for your butler of course!) High ceilings on every floor give a grandeur often forgotten since the early 19th century. Each bedroom is large. The house is a downtown mansion in terms of its use of space, its privacy from the street, and the fact that there seems to be room for everyone one could want in a classical home. A traditional dining room is ideal for a large family and gathering your friends - the hours will fly by as the laughter and banter echo through this space. The third floor offers a fantastic walkout to the rooftop terrace, which gives the feeling of a tree house raised above the city. Two-car garage on Al Purdy Lane - so very rare in Cabbagetown! If you want to do a laneway house or artist space to recreate your own Al Purty poetry or dabble in the arts, we have a laneway housing report to detail the creative possibilities. Just a block from the Riverdale Farm, Riverdale Park and quick access to the Don River bike trails. You can also follow the trail system down to the waterfront. Cabbagetown is known for being an idyllic nod to the beautiful history of Toronto architecture. As much as it's a quiet pocket, there are many options along Parliament to get a bite and soak in the culture. The HOP (House on Parliament), Butter Chicken Factory, and Jet Fuel are some classic culinary loves. Kingyo Fisherman's Market and St Jamestown Butcher are but a few great options.

**Extras:**  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED416-925-9191



**359 Wellesley St E**  
**Toronto Ontario M4X 1H2**  
 Toronto C08 Cabbagetown-South St. James Town Toronto  
**Taxes:** \$9,921.06/2024 **For:** Sale **% Dif:** 100  
**Sold Date:** 05/07/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
 Semi-Detached **Fronting On:** S **Rms:** 7 + 3  
**Link:** **Acreage:** **Bedrooms:** 3 + 2  
 3-Storey 18.16 x 128.39 Feet **Washrooms:** 4  
**Irreg:** Lot widens at rear 1x4x2nd, 1x3x2nd, 1x5x3rd, 1x4xLower  
**Dir/Cross St:** Parliament St / Wellesley St E

**MLS#:** C12124772 **PIN#:** 210830079

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.09	x 4.59	Tile Floor	Closet	
2	Living	Main	20.01	x 15.32	Fireplace	Open Concept	Hardwood Floor
3	Dining	Main	9.25	x 9.09	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	15.75	x 6.07	Quartz Counter	Breakfast Bar	Stainless Steel Appl
5	Family	Main	15.32	x 14.57	Double Doors	W/O To Yard	Open Concept
6	Br	2nd	15.42	x 15.32	4 Pc Ensuite	B/I Closet	O/Looks Backyard
7	Bathroom	2nd	0	0	3 Pc Bath	Granite Floor	Pot Lights
8	2nd Br	2nd	15.32	x 13.85	Double Closet	Hardwood Floor	O/Looks Frontyard
9	Prim Bdrm	3rd	15.32	x 12.99	5 Pc Ensuite	Vaulted Ceiling	W/O To Sundeck
10	Bathroom	3rd	0	0	5 Pc Ensuite	Porcelain Floor	Double Sink
11	4th Br	Bsmt	14.5	x 12.83	Large Window	Laminate	Closet
12	Rec	Bsmt	18.5	x 14.5	Pot Lights	Large Window	Large Closet
13	Bathroom	Bsmt	0	0	4 Pc Bath	Pot Lights	Porcelain Floor
14	Utility	Bsmt	13.32	x 5.84			

**Client Remks:** Freshly Renovated & Stately 3-Storey, 3 Bedroom, 4 Bathroom, Semi-Detached Home In Prime Cabbagetown Location. Nestled Back Behind A Picturesque Wrought Iron Fence With Winding Walkway That Leads You Into The Relatively Modern Construction (By Cabbagetown Standards - 1991), That Was Purposely Built To Fit Within The Neighbourhood Streetscape. The Private Fenced Front Garden Leads You Into The Light and Bright Interior Featuring White Oak Floors, Spacious Living & Dining Room With Fireplace & A Brand New Kitchen With High End Appliances Including A Concealed Double Door Fisher Paykel Fridge With Freezer In Bottom, Stainless Steel Bosch 5-Burner Gas Stove & Dishwasher, A True Chefs Dream. Walk Out The Gorgeous Family Room With Double Door Walkout To A Sun-Drenched South-Facing Professionally Landscaped Backyard That Also Leads You To A Full Sized 2 Car Garage Accessible Via A Wide Paved Laneway. Upstairs, You'll Find 3 Well Proportioned Bedrooms Including A 3rd Floor Primary Retreat With Soaring Vaulted Ceilings, 5 Piece Ensuite Bathroom With Double Vanity, Stand Alone Soaker Tub, Large Shower & Water Closet Plus A Sunny South-Facing 3rd Floor Rooftop Deck With Skyline Views. 2nd Floor Laundry & Additional 3 Piece Renovated Bath Round Out The Fabulous Living Quarters. On The Lower Level, You'll Find A Well Above Average Basement With Large Recreational Room, Full 4 Piece Bathroom & A Bonus Room Which Could Function As A Gym, Bedroom/Guest Room Or Office Plus Rough-In For Addition Laundry In A Sizeable Storage/Utility Room.

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